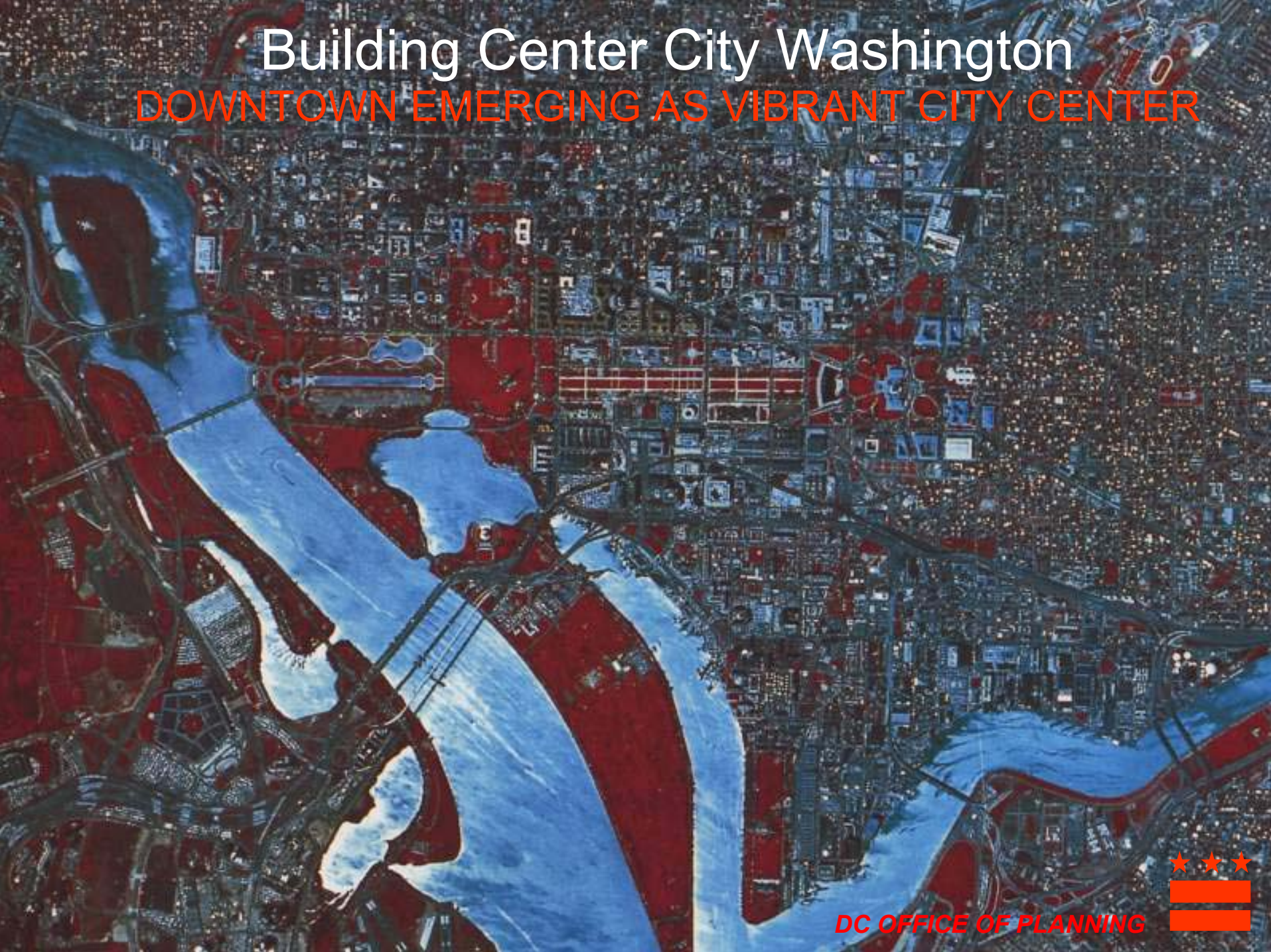


Building Center City Washington

DOWNTOWN EMERGING AS VIBRANT CITY CENTER



Initiatives to Create a Vibrant City Center



NoMa / NEW YORK AVENUE METRO REDEVELOPMENT AREA WASHINGTON DC

DOWNTOWN ACTION AGENDA

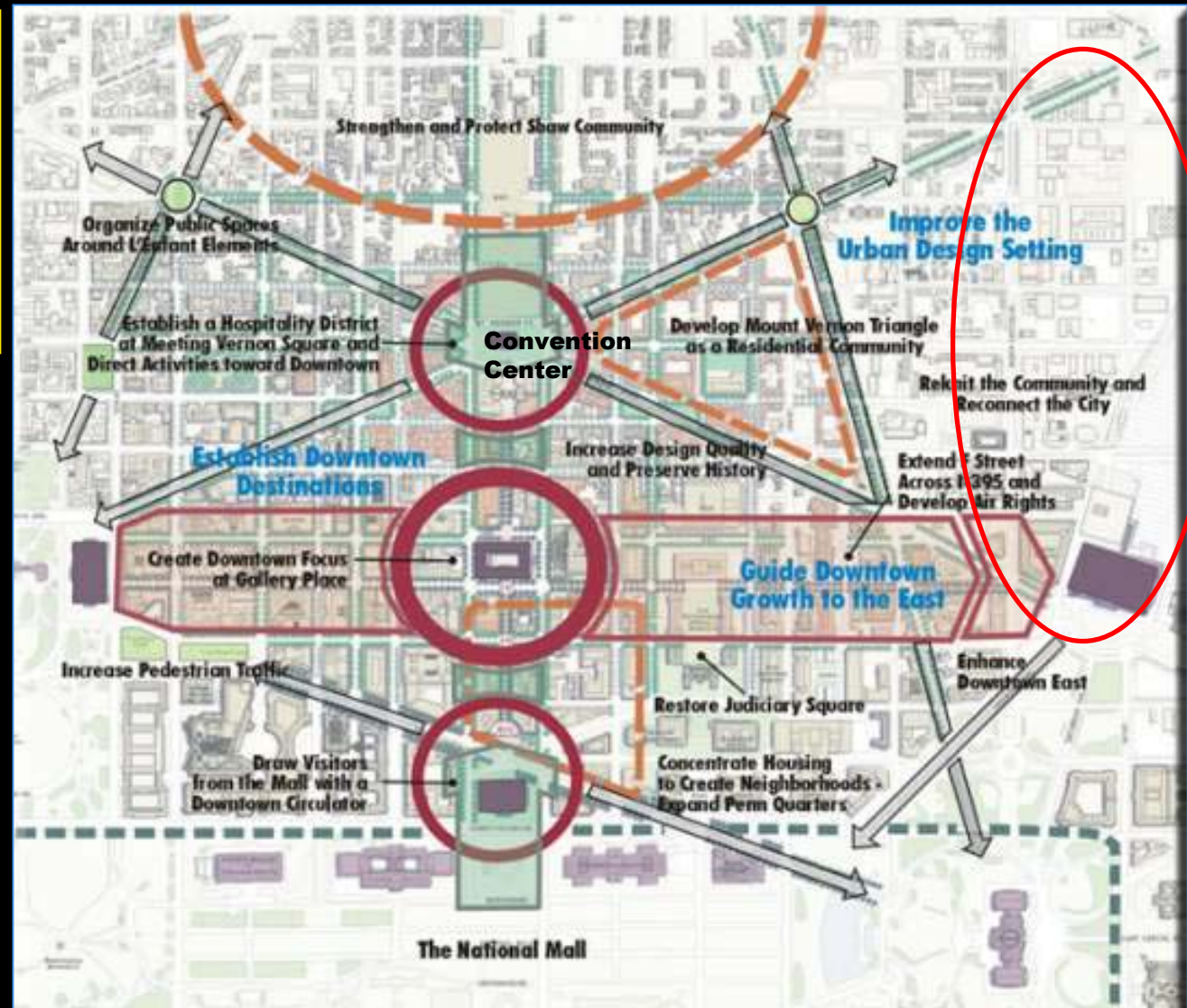
DOWNTOWN ACTION AGENDA



Mayor Williams set an agenda in 2000 to revitalize downtown DC

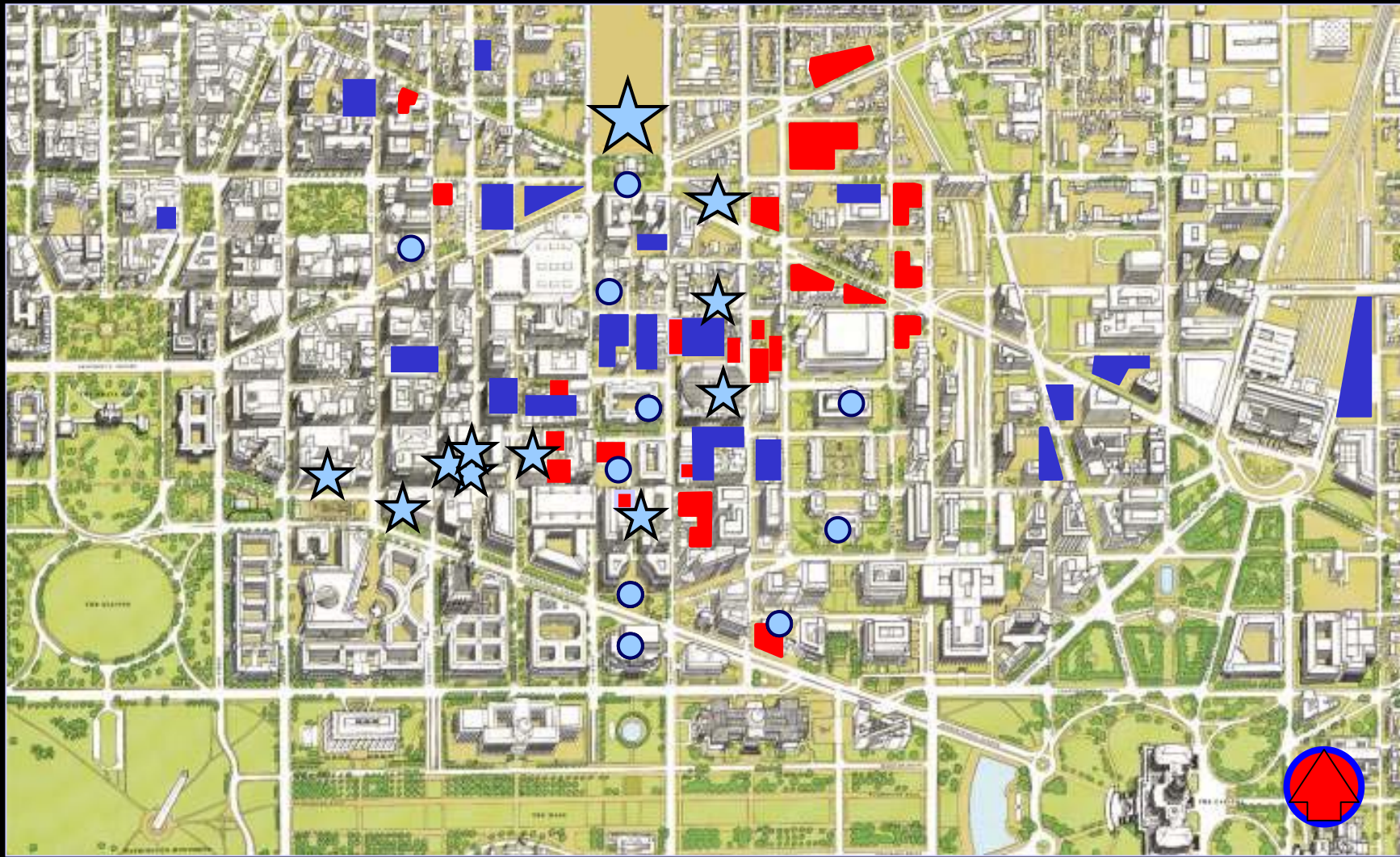
Goals:

- Refine the Vision of a Living Downtown
- Direct New Growth
- Identify Strategic Public/Private Actions



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RECENT DEVELOPMENT



RESIDENTIAL OFFICE CULTURAL



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A CROSSROADS LINKING CITY NEIGHBORHOODS



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CREATING NEW NEIGHBORHOODS

DC opportunities to build new communities without displacement.

Developable Acres:

Saint Elizabeth's Campus (300)

Poplar Point (80)

Reservation 13 (67)

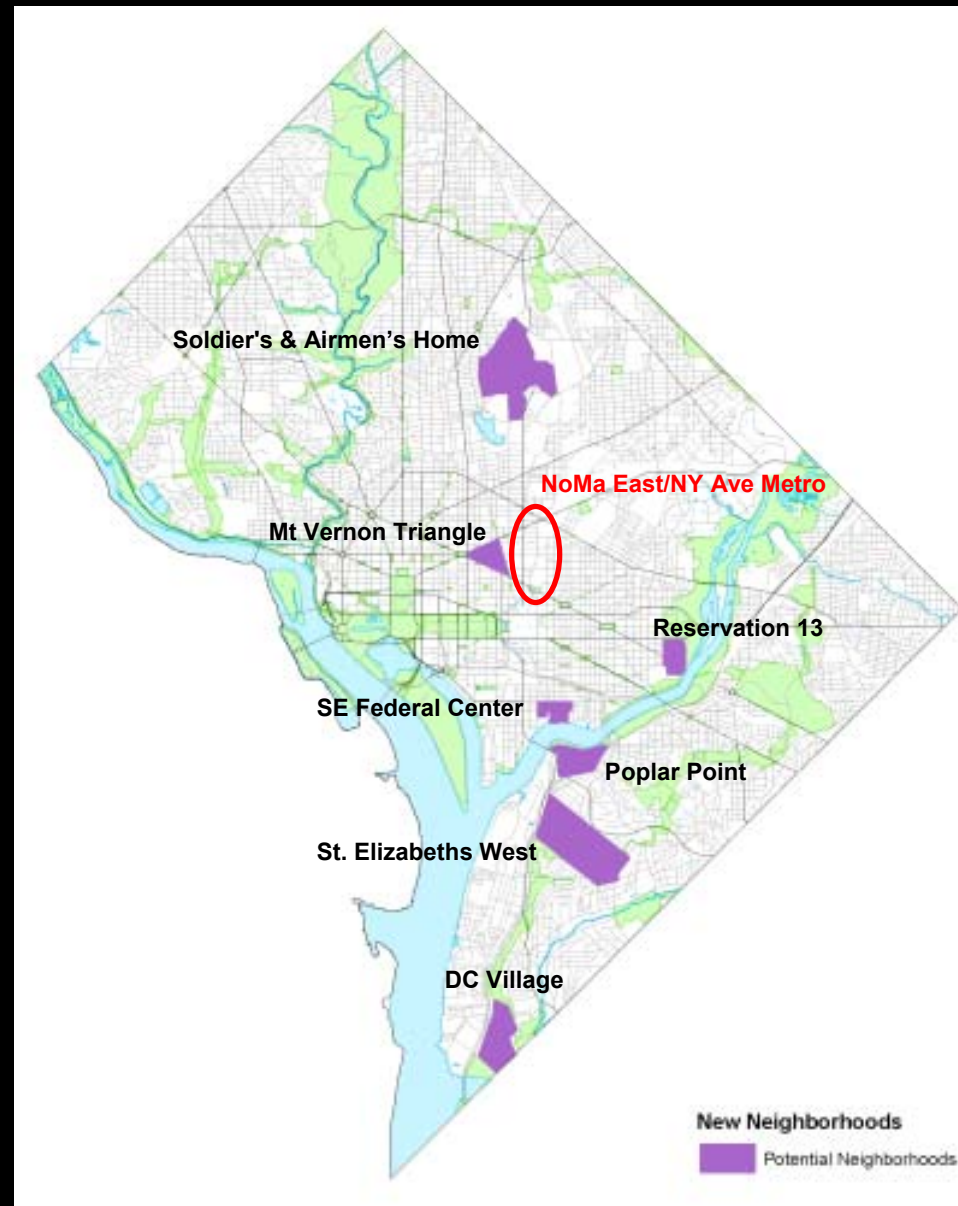
Southeast Federal Center (55)

Soldiers and Airmens (49)

Mt. Vernon Triangle (30)

DC Village

NoMa East / NY Ave Metro



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← DC
Office of
Planning

NoMa



DC OFFICE OF PLANNING

CURRENT CONDITIONS ABANDONED INDUSTRIAL SITES



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CURRENT CONDITIONS UNDERUTILIZED LAND & BUILDINGS



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ADJACENT NEIGHBORHOODS NORTH, WEST, EAST



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POTENTIAL ANCHORS WHOLESALE MARKET, U-LINE ARENA, GALLAUDET UNIVERSITY, UNION STATION



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CURRENT DEVELOPMENT NEW METRO, XM SATELLITE RADIO, RAIL AIR RIGHTS, MET BRANCH TRAIL, ATF HQ, STATION PLACE



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NoMa/New York Avenue Metro Area

DOWNTOWN EXPANSION + NEIGHBORHOOD REVITALIZATION

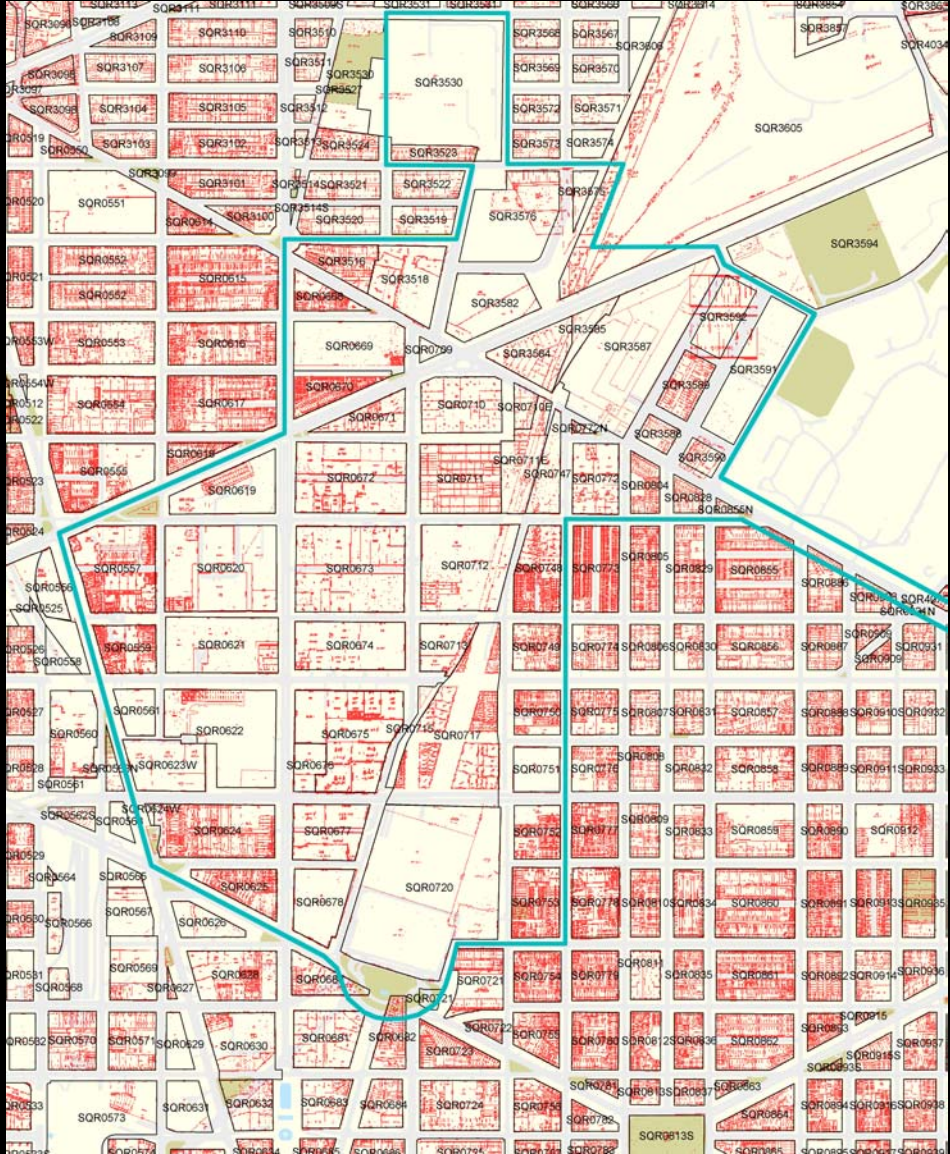


• US CAPITOL



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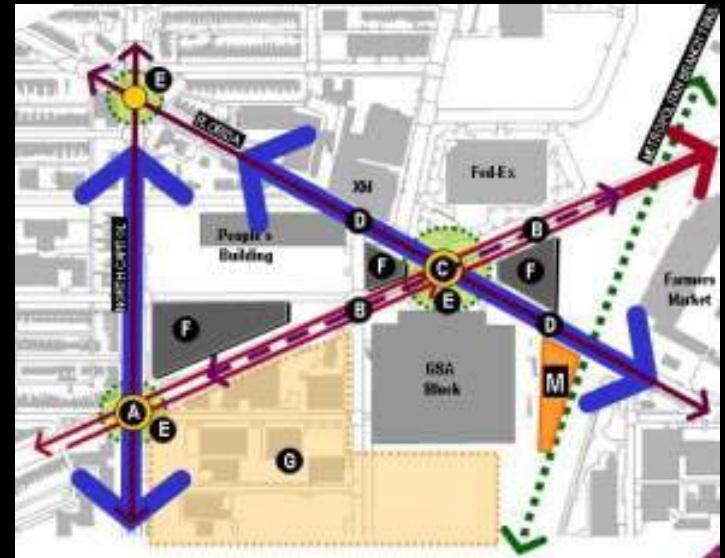
REDEVELOPMENT AREA + NEIGHBORHOOD REVITALIZATION AREA



NoMa/New York Avenue Metro Area **PLANNING CHALLENGES:**



H STREET REVITALIZATION



NY AVE CORRIDOR STUDY

- **LINKING DIVERSE ASSETS**
- **SHAPING NEW DEVELOPMENT**
- **ESTABLISHING CONNECTIONS**

An aerial photograph of the Mount Vernon Triangle area in Washington, D.C. The image shows a dense urban landscape with numerous buildings, streets, and green spaces. A large, triangular area in the center-left is highlighted in yellow, indicating the focus of the action agenda. The text "The Mount Vernon Triangle Action Agenda" is overlaid in a large, bold, blue font on a black background at the top. Below it, the text "Creating a vibrant new downtown neighborhood" is overlaid in a bold, orange font on a black background. At the bottom right, there is a small logo consisting of three red stars above a red rectangle, followed by the text "DC Office of Planning • Mount Vernon Triangle Alliance • National Capital Revitalization Corporation • March 23, 2004" in a yellow font.

The Mount Vernon Triangle Action Agenda

Creating a vibrant new downtown neighborhood



DC Office of Planning • Mount Vernon Triangle Alliance •
National Capital Revitalization Corporation • March 23, 2004

Mount Vernon Triangle

TRANSPORTATION and PUBLIC REALM DESIGN

New Activity Centers:

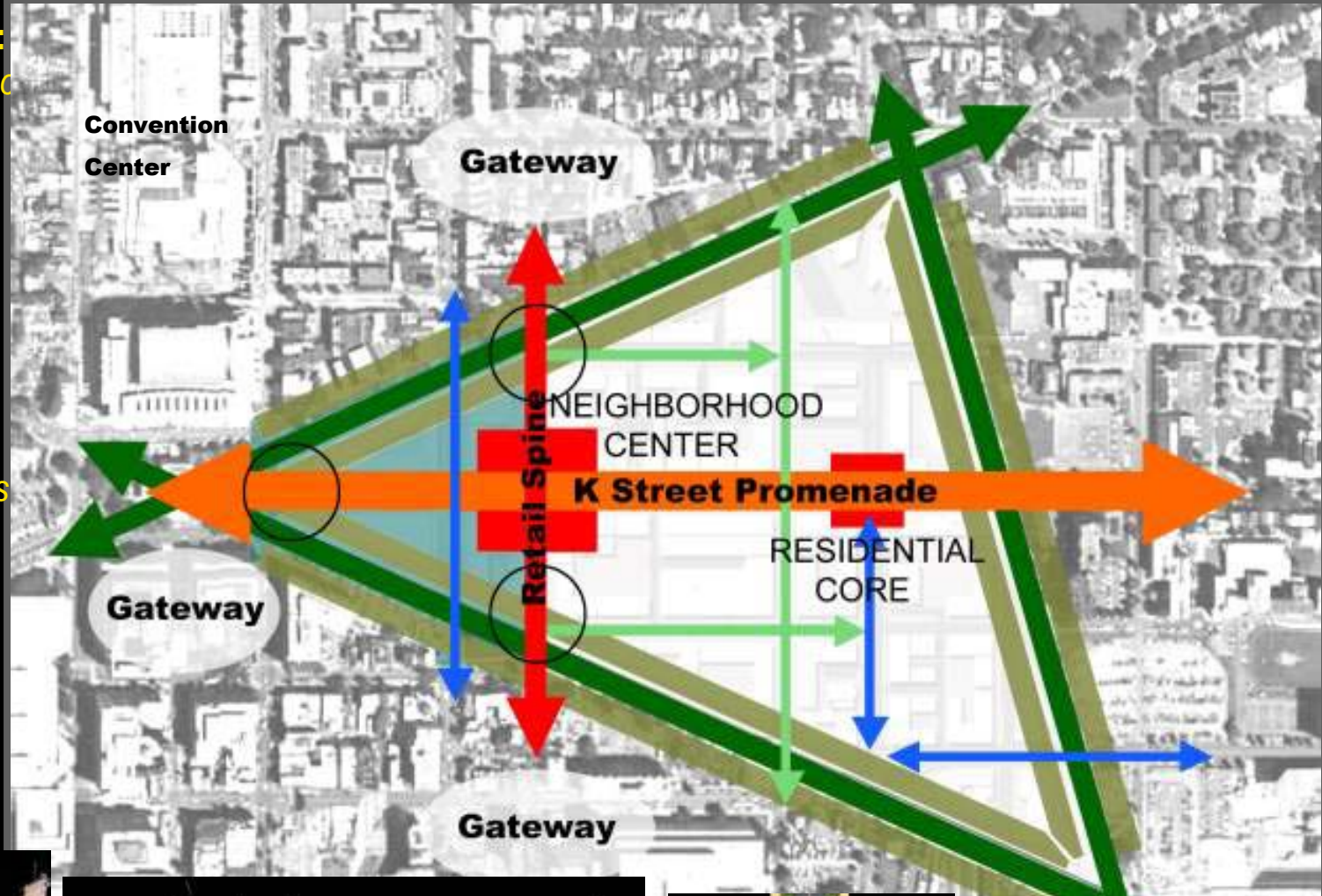
- 5th and K Neighborhood Center

Great Streets:

- K Street Promenade
- 5th Street Retail
- The Avenues

Gateways:

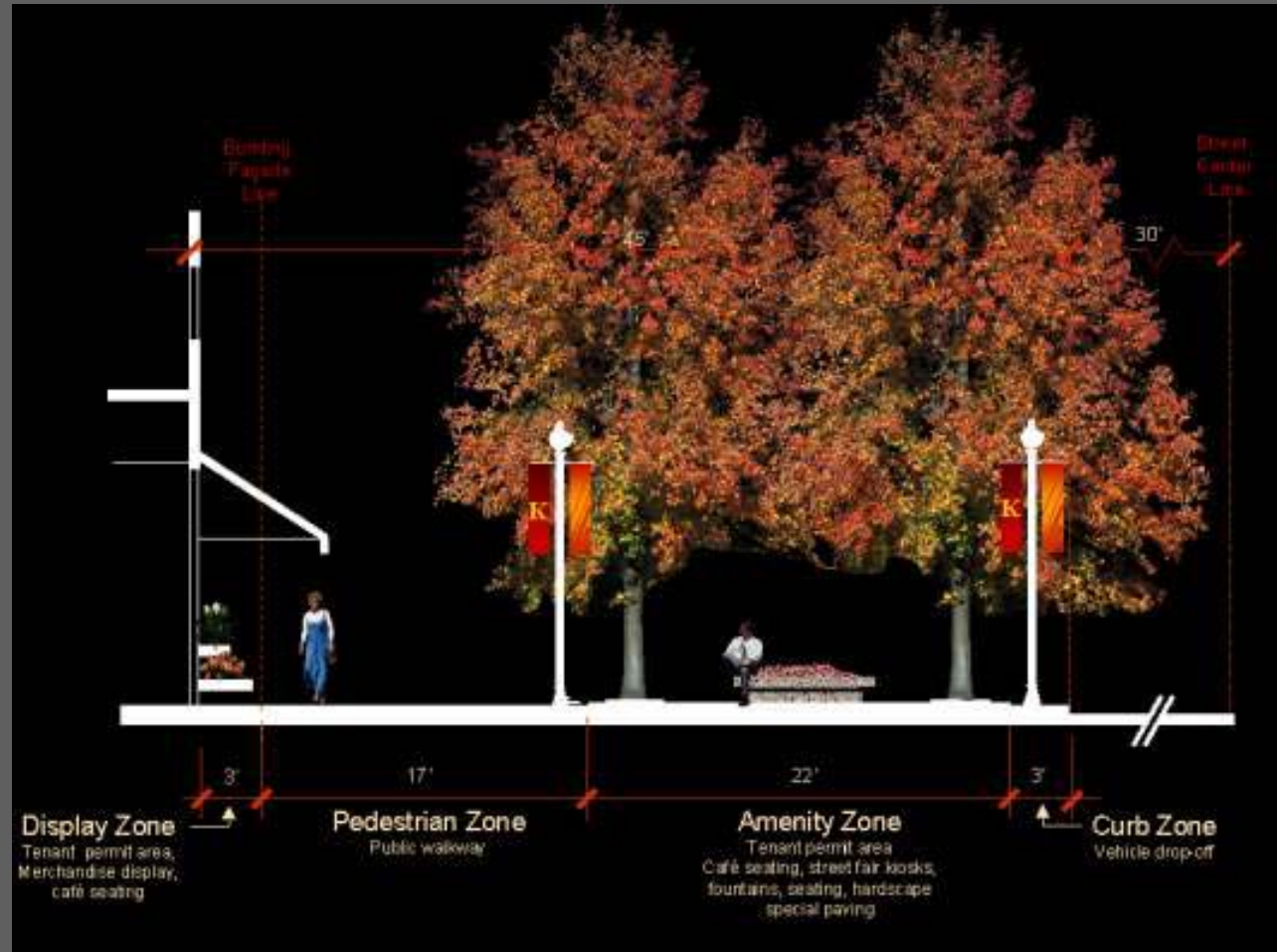
- 5th and New York
- 5th and Massachusetts
- K and Mount Vernon



K Street Promenade

Public Realm Design Elements:

- 3' Projections
- Implement Enhanced Downtown Streetscape Standard with special landscape, seating areas and artwork



K STREET

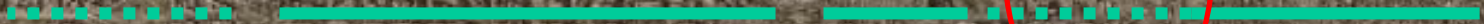
Whitehurst
Segment

Proposed
Transit Way
Design Segment

Mount Vernon
Triangle Public
Realm Design
Segment

NoMa

Established
Neighborhood
Segment

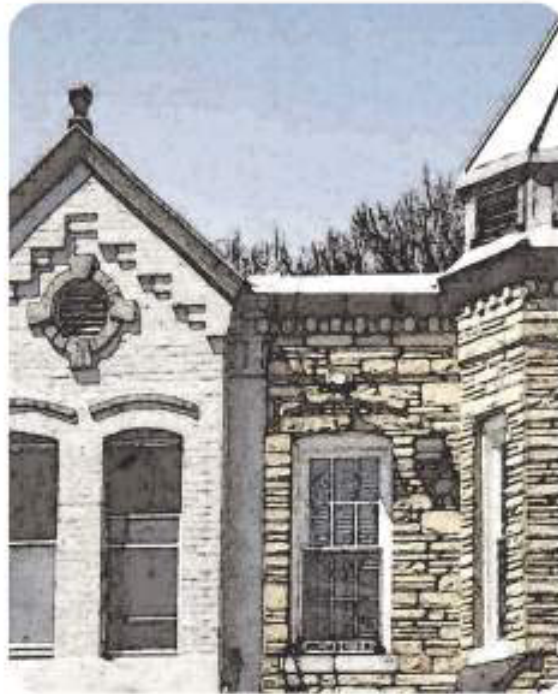


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H Street Retail Corridor

Revival

Summary of
The H Street NE
Strategic
Development
Plan

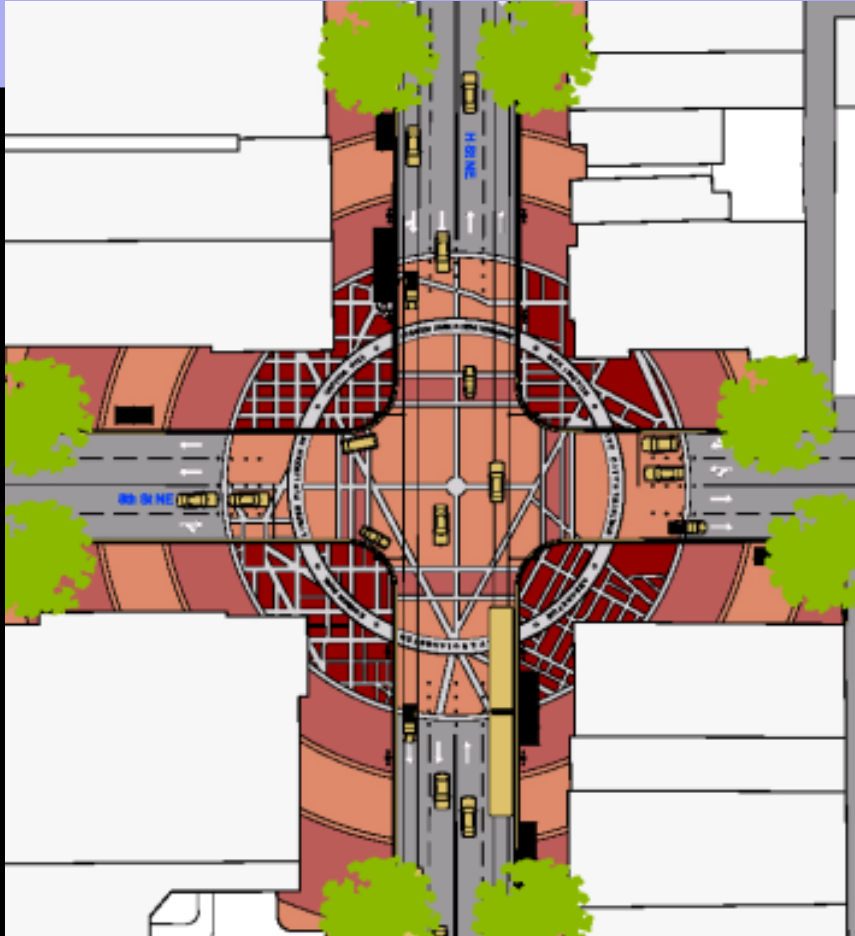


Lanier Heights

Revival: H St PROJECT AREA



H Street Retail Corridor



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OPPORTUNITIES

- ABUNDANCE OF ACCESSIBLE, DEVELOPABLE LAND
- SITUATION BETWEEN KEY WASHINGTON CORRIDORS: NEW YORK, MASSACHUSETTS & FLORIDA AVES.
- NEW *METRO* STATION
- PROXIMITY TO UNION STATION AND THE CAPITOL
- WHOLESALE MARKET REDEVELOPMENT POTENTIAL
- INCOMING DEVELOPMENT TO THE EAST, SOUTH AND NORTH
- DEVELOPMENT PROPOSED OVER RAIL LINE AIR RIGHTS
- PROXIMITY OF H STREET & MOUNT VERNON TRIANGLE REDEVELOPMENT AREAS



CHALLENGES

UNDERUTILIZED LAND & DILAPIDATED BUILDINGS

- Lack of Identity
- Auto-oriented, Pedestrian Hostile Environment
- Absence of Services & Retail
- Absence of Open Space & Civic Amenities

ISOLATION FROM ADJACENT AREAS

- Rail Lines & Underpass Barriers
- Lack of Continuity with Downtown
- Separated from Surrounding Neighborhood Areas
- Sub-Districts with Different Issues and Needs: Neighborhoods, Institutions, and Proposed New Office Development

PERCEPTION OF AREA'S POTENTIAL

- Hardened, secure site issues
- Single-use office development
- Limited Public Ownership to Shape Development



CHALLENGES

LACK OF INFRASTRUCTURE & AMENITIES

- Auto-oriented, Pedestrian Hostile Environment
- Absence of Services & Retail
- Absence of Open Space & Civic Amenities

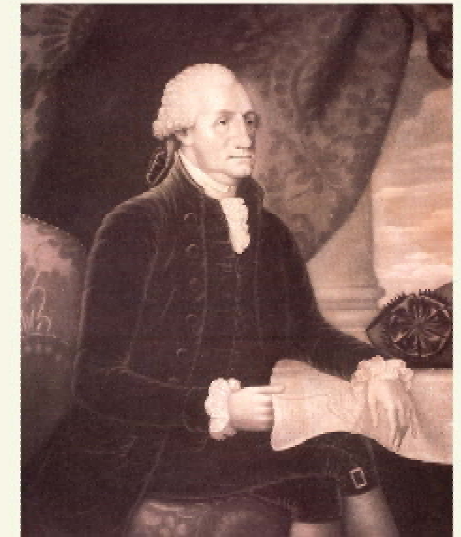
LIMITED PERCEPTION OF AREA'S POTENTIAL

- Desire for Single-Use Office Development
- Limited Public Ownership to Shape Development



1792

L'Enfant Plan



NoMa / NEW YORK AVENUE

1902

McMillan Plan



NoMa / NEW YORK AVE

2005

*Today's
Vision of the
City is built in
a new way....*



NoMa / NEW YORK AVENUE METRO REDEVELOPMENT AREA WASHINGTON DC